



Holly Tree Cottage Duke Street, Withington, Hereford, HR1 3QD



**Sunderlands**  
Residential Rural Commercial





**Holly Tree Cottage Duke Street  
Withington  
Hereford  
HR1 3QD**

**Summary of Features**

- Detached house
- Four bedrooms
- Two reception rooms
- Sought after village location
- Beautiful landscaped gardens
- Garage and driveway parking

**Price Guide £550,000**

Nestled in the charming village of Withington, Hereford, this exquisite detached house on Duke Street offers a perfect blend of period charm and modern living. With four generously sized bedrooms, this spacious property is ideal for families seeking comfort and flexibility. The two reception rooms provide ample space for relaxation and entertaining, making it a delightful home for gatherings with friends and family. The house boasts two well-appointed bathrooms, ensuring convenience for all residents. Original features throughout the property add character and warmth, showcasing the rich history of this period home. The beautiful garden is a true highlight, offering a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. Parking is a breeze with space with ample parking, complemented by a garage and driveway, making it perfect for those with multiple cars or visitors. This property is not just a house; it is a spacious and flexible home that invites you to create lasting memories. Whether you are looking to entertain, relax, or enjoy the beauty of the surrounding area, this home on Duke Street is a wonderful opportunity not to be missed.

**Location**

The rural village of Withington lies on the eastern side of the cathedral city of Hereford, and has a thriving community centred around the historic village church. Local facilities currently include a village school, village hall, modern village store, Post Office and regular bus service to and from Hereford which provides an extensive range of facilities as well as a mainline train station.

**Accommodation**

The well presented accommodation comprises: Porch, living room, reception room, bedroom four/office, kitchen/diner, utility, shower room, three bedrooms and the family bathroom on the first floor.

**Porch**

A welcoming entrance and a place to kick off shoes and hang coats.

**Living room**

The living room offers a charming combination of original character and contemporary style. The focal point of the room is a large outstanding stone-surround (originally an inglenook) fireplace, which

features a traditional wood-burning stove with bread oven on the left hand side, adding warmth and an inviting atmosphere. The room is flooded with natural light, thanks to a double-glazed window to the front, providing both energy efficiency and a clear view of the outdoors. For added convenience, there's access to the rear patio through a door, seamlessly connecting the indoors to the garden or outdoor space. The room's layout is both functional and welcoming, with stairs rising to the first floor. Additionally, the space provides easy access to all the principal rooms on the ground floor, making it an ideal hub for both relaxation and entertaining.

**Reception room**

The lovely reception room sits at the heart of the property, offering a warm and welcoming atmosphere. It acts as a central hub, connecting the more private spaces of the home, such as bedroom four/office, with the vibrant, open kitchen/diner. The room radiates charm and character, thanks to its tasteful design and thoughtful features. A large double-glazed window dominates one wall, flooding the space with an abundance of natural light that enhances the airy feel of the room.

**Bedroom four/office**

As a bedroom, it serves as an ideal guest room, offering privacy and comfort. However, its flexibility allows it to easily transform into a home office, providing a quiet and productive work environment. The location at the front of the house ensures that you're not disturbed by the rest of the property, making it an excellent choice for a home office or study.

**Kitchen/diner**

The kitchen/diner serves as another standout space in this stunning home, offering a perfect blend of style, functionality, and comfort. The room is beautifully designed with modern, matching wall and base units that create a seamless look. The units provide ample storage space, allowing for easy organization of cooking essentials and kitchen tools. The kitchen area is equipped with plenty of room for cooking appliances, ensuring that preparing meals is a breeze. There's also space for additional white goods such as a refrigerator, dishwasher, and washer/dryer, keeping everything you need neatly in place. The dining area is thoughtfully positioned,







allowing for a spacious table that comfortably accommodates family and guests. The kitchen/diner also provides easy access to the utility room and rear garden, offering convenience for daily chores and a connection to outdoor spaces.

### Utility

The utility space serves as an area for extra white goods (such as washing machines, dryers, or refrigerators) and is conveniently connected to the garden, offering easy access for outdoor activities or additional storage.

### Shower room

The downstairs shower room and storage space are practical and convenient features of the property, offering both functionality and ease of use. The shower room is equipped with a well-sized shower cubicle, a low-level WC and wash hand basin.

### First floor

#### Bedroom one

Bedroom one is a spacious double bedroom, offering ample room for various furniture arrangements. It features a range of built-in, fitted wardrobes that provide generous storage space, perfect for keeping your clothes and personal items organized. The room boasts charming character features that enhance its appeal, such as original woodwork, period-style details, or unique architectural elements, adding warmth and personality to the space. Additionally, a large double-glazed window allows plenty of natural light to flood the room, creating a bright and airy atmosphere while providing excellent insulation to ensure comfort throughout the year.

#### Bedroom two

Bedroom two is another excellent example of a double bedroom, offering both space and charm. The room is generous in size, easily accommodating a large bed with plenty of room left over for additional furniture or personal touches. One of its standout features is the unique windows that allow natural light to flood the space, enhancing the airy and open feel of the room.

#### Bedroom three

Bedroom three is another double bedroom, offering similar features to the other three in the house. It provides ample space, comfortably fitting a double bed along with other essential furniture such as a wardrobe and bedside tables. Just like the other bedrooms, it has large windows that let in natural light, contributing to the bright and airy feel of the room.









### Bathroom

The three-piece bathroom is a valuable addition to the first-floor accommodation, enhancing both convenience and functionality. This bathroom is thoughtfully designed to offer a complete and practical space for everyday use. It is equipped with a bath featuring a shower over, a low-level WC and wash hand basin.

### Outside

The gardens at this property are truly one of its standout features, offering a well-maintained, easy-to-care-for outdoor space that enhances the overall appeal. Carefully designed with a mix of vibrant flowers, lush shrubs, and mature trees, the garden provides a delightful atmosphere year-round, without requiring excessive upkeep. The garden also boasts a lovely patio area, perfect for outdoor entertaining or simply relaxing and enjoying the peaceful surroundings. Alongside this, there's a charming summer house that offers an additional retreat space, ideal for unwinding or indulging in hobbies. The presence of a well-equipped workshop (with power and lighting) provides practical storage and workspace options for those with DIY or gardening interests. To the front of the house, you'll find a traditional old forge (with power and lighting) along with an outside well, which serves as an ideal storage space, as well as a convenient log store for keeping firewood readily available for the colder months. The property's exterior also offers ample parking, with driveway space for multiple vehicles, in addition to a single garage complete with power and lighting.

### Services

We understand mains water, electricity and drainage (septic tank) are connected to the property. Oil fired central heating.

Herefordshire council tax band - E

Tenure - Freehold









Directions

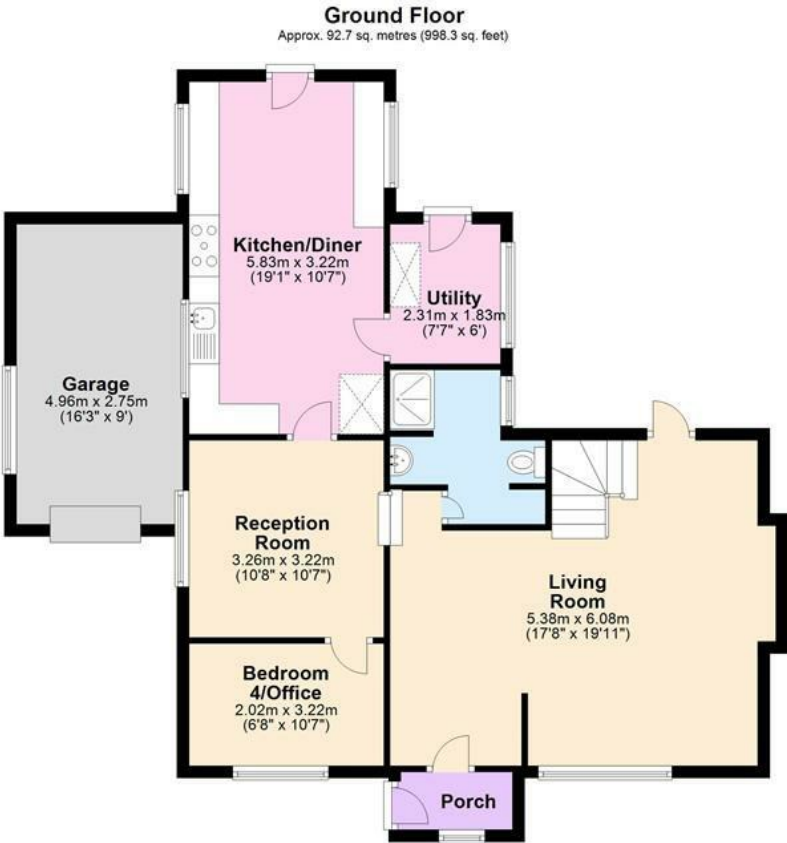
From Hereford proceed towards Worcester on the main A4103. Upon reaching Withington turn left and continue through the centre of the village. Proceed up the hill and at the crossroads turn left, continuing straight ahead passing the war memorial on the right hand side. Continue to the bottom of the hill turning left into Duke Street where the property can be found after a short distance on the left hand side.

**Sunderlands**

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Total area: approx. 145.5 sq. metres (1565.8 sq. feet)

Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.